

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT**

**April 17, 2003  
MEETING NO. 04-03**

**APPLICATION:** HDC03-0244

**DATE FILED:** April 3, 2003

**APPLICANT/  
OWNER:** William Jacob  
112 Forest Avenue  
Rockville, MD 20850



Subject

**PROPERTY DESCRIPTION:**

The Presbyterian Manse, at 112 Forest Avenue, is located at the southwest corner of the intersection of Forest and Beall Avenues, facing east. It is a 2 ½-story Victorian house. It was built in 1890-91 and served as the official residence of the pastor of the Rockville Presbyterian Church for approximately a century and is now a private home.

**PREVIOUS ACTIONS AT THIS ADDRESS:**

HDC95-0078	Tree removal, approved 3/19/96
HDC94-0054	Shed relocation, approved 9/6/94
HDC94-0058	Dead tree removal, approved 9/2/94
HDC99-0153	Tree removal, staff approved 1/24/00
HDC00-0170	Replace roof, ordinary maintenance, approved 9/19/00
HDC01-0199	Remove trees, relocate driveway, re-grade lot

**REQUEST:** The Applicant requests a Certificate of Approval to restore and make the following modifications to the front porch roof:

1. Alter the slope of the hip adjacent to the bay to prevent water from flowing towards the bay as it currently does;
2. Raise the porch roof approximately five inches to correct subsidence on the front portion and make window trim more visible
3. Change the roof material from preformed steel to standing seam copper and replace existing over-sized aluminum gutters with 5-inch copper gutters to match the rest of the house.



1. *Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The house at 112 Forest Avenue is a contributing resource to the West Montgomery Avenue Historic District. As the Presbyterian Manse, it reflects the growth of the Presbyterian congregation in Rockville during the latter half of the 19<sup>th</sup> century and its continuing cultural and physical presence in the West End during the 20<sup>th</sup> century.

2. *The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The proposed modifications to the porch roof design will correct the problem that contributed to the deterioration of the bay over time, but the appearance, proportions and materials will continue to be sympathetic to the character and history of the house.

3. *The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

Raising the porch roof will correct the subsidence in the front portion and will allow better visibility of the window trim. Modifying the bay-side hip will allow water to drain properly and prevent further damage to the bay. The roof material change from steel to standing seam copper and the gutter material from aluminum to copper are considered appropriate.

*4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

STAFF RECOMMENDATION: Staff recommends that the HDC approve application HDC03-0244 to restore and modify the design and materials of the front porch roof as described in the application.